MAINTENANCE Masters

DO IT ONCE . DO IT RIGHT

R1.6 underfloor insulation - no action required.

140mm ceiling insulation - no action required.

Bathroom and kitchen require ventilation.

Final comments:
Heat pump is a sufficient heat source.
Lounge french doors need fixing - cost is $180 +GST.
Louvre window needs replacing - cost is $545 +GST.
Bathroom and kitchen requires an extractor fan - cost per fan is $567.60 +GST. If RCD protection needs installing there will be an additional cost of $200.20 +GST. If asbestos is present in the soffits there will be an additional charge of $130 +GST.

MAINTENANCE MASTERS LIMITED

MAINTENANCE Masters

DO IT ONCE . DO IT RIGHT

R1.6 underfloor insulation - no action required.

140mm ceiling insulation - no action required.

Bathroom and kitchen require ventilation.

Final comments:
Heat pump is a sufficient heat source.
Lounge french doors need fixing - cost is $180 +GST.
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Bathroom and kitchen requires an extractor fan - cost per fan is $567.60 +GST. If RCD protection needs installing there will be an additional cost of $200.20 +GST. If asbestos is present in the soffits there will be an additional charge of $130 +GST.

MAINTENANCE MASTERS LIMITED

TAX INVOICE

Summit
23 Alfred Street
Blenheim
Blenheim 7201
NEW ZEALAND

Invoice Date
30 Jun 2020

Account Number

Invoice Number
INV-2658

Reference
RBWO041049

GST Number
111577803

Maintenance Masters Limited
2624 Whangamoa Road
Whangamoa
Whangamoa 7071
NEW ZEALAND

Description	Quantity	Unit Price	GST	Amount NZD
Healthy homes assessment as requested	1.00	130.00	15%	130.00
			Subtotal	130.00
			Total GST 15%	19.50
			Invoice Total NZD	149.50
			Total Net Payments NZD	0.00
			Amount Due NZD	**149.50**

Due Date: 07 Jul 2020

Please pay this account within 7 days from the invoice date to BNZ 02 0152 0313030 000 quoting your invoice number as the referance.

PAYMENT ADVICE

To: Maintenance Masters Limited
2624 Whangamoa Road
Whangamoa
Whangamoa 7071
NEW ZEALAND

Customer	Summit
Invoice Number	INV-2658
Amount Due	149.50
Due Date	07 Jul 2020
Amount Enclosed	

Enter the amount you are paying above

MAINTENANCE Masters
DO IT ONCE . DO IT RIGHT

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

PROPERTY ADDRESS: 2 Templemore Drive, Richmond, Nelson.

*This is to certify that **MAINTENANCE MASTERS LIMITED** has inspected the above address for the requirements of the Residential Tenancy Act 1986 and the Residential Tenancies (Healthy Home Standards) Regulation 2019.*

HEATING

RESULT HEATING: Pass

FIXED HEATING DEVICE IN LIVING AREA: YES

ELECTRIC HEATER WITHIN 1.5-2.4KW: YES

CURRENT HEATING TYPE: Fujitsu ABT24LBAJ

CAPACITY (KW): 8.3

DOES HEATER HAVE A THERMOSTATE? YES

CALCULATED HEATED CAPACITY REQUIRED (KW): 5.7

COMMENTS:

INSULATION

HEALTHY HOMES INSULATION: Pass

CEILING INSULATION TYPE: Pink Batts	**MM:** 140	**RV:** 3.5	**CONDITION:** Good
UNDERFLOOR INSULATION TYPE: Polyester	**MM:**	**RV:** 1.5	**CONDITION:** Good

MEETS CURRENT LEGISLATION (RESIDENTIAL TENANCIES AMMENDMENT ACT 2016): YES

RTA 2016: 1.9 Ceiling & 0.9 Underfloor. RTHHS 2019: 3.3 (120mm) Ceiling & 1.3 Underfloor.

COMMENTS:

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

SMOKE ALARMS

RESULT SMOKE ALARMS: Pass

Must be within 3 metres of each bedroom door, or every room where a person sleeps, and on every level of multi level homes.

LOCATION: Lounge	**EXPIRY DATE:** 12/25	**LOCATION:**	**EXPIRY DATE:**
LOCATION: Hall	**EXPIRY DATE:** 09/26	**LOCATION:**	**EXPIRY DATE:**
LOCATION:	**EXPIRY DATE:**	**LOCATION:**	**EXPIRY DATE:**
LOCATION:	**EXPIRY DATE:**	**LOCATION:**	**EXPIRY DATE:**

Comments:

MOISTURE & DRAINAGE

RESULT MOISTURE INGRESS & DRAINAGE: Pass

IS THERE EFFICIENT DRAINAGE (for storm water, surface and ground water)? YES

ARE THERE EFFICIENT GUTTERS, DOWNPIPERS & DRAINS IN PLACE? YES

IS THERE AN EXISTING GROUND MOISTURE BARRIER? YES **IS ONE REQUIRED?** NA

Ground moisture barrier required if there is an enclosed subfloor space (more than 50% of the perimeter is obstructed).

EXEMPTION/COMMENTS:

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

DRAUGHT STOPPING

RESULT DRAFT STOPPING: Fail

ANY NOTICEABLE GAPS OR HOLES IN WALLS/WINDOWS/FLOORS/DOORS? YES

Gaps greater than 3mm that lets in draught from outside should be fixed, unless part of building operation.

DOES PROPERTY HAVE AN OPEN FIRE PLACE? NO

IF YES, IS IT USABLE? NA **IF NO, IS CHIMNEY BLOCKED OFF?** NA

If the tenant agrees in writing that they intend to use the fire place it does not need to blocked off.

COMMENTS: Lounge french doors need fixing. Loevre window.

VENTILATION

RESULT VENTILATION: Fail

DO ALL HABITABLE SPACES HAVE WINDOWS OR DOORS? YES

Opening doors/windows must take up at least 5% of the floor area.

DOES THE BATHROOM DUCTING/EXHAUST MEET THE REQUIRED STANDARD? NO

DOES THE KITCHEN DUCTING/EXHAUST MEET THE REQUIRED STANDARD? NO

Existing extractors that vent outside the house, and were fitted prior to July 2019, do not need to be upgraded.

Kitchen extractor does not need to be a range hood.

COMMENTS:

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

ASBESTOS

IS ASBESTOS LIKELY TO BE PRESENT AT THE PROPERTY? None seen.

LOCATION:

COMMENTS:

Comments:

Name: Craig Bird

Authorised Signature:

Qualified Builder
Date:23/06/2020

Tenancy Services

Heating Report

Report Details

This report was generated by
Hayden

Address of rental property
2 Templemore Drive
Nelson

Name of landlord
Summit

Report was generated on
23 June 2020 11:23pm

How to provide this heating requirement

You need 5.7kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -3°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heaters. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments, a smaller fixed electric heater will be enough. For more information about different heating options visit the Energy Efficiency and Conservation Authority's website. (https://www.energywise.govt.nz/at-home/heating-and-cooling/)

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 1.5 kW or less.

For example, if you have a heat pump with a heating capacity of 3.3 kW, but you need a total heating capacity of 4.5 kW, you can add a fixed 1.5 kW electric heater with a thermostat to meet the standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 90% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer. (https://www.tenancy.govt.nz/about-tenancy-services/disclaimer/#id_30551108-heating-assessment-tool-disclaimer)

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 5 kW. You have a heat pump, installed in 2018, with a heating capacity of 3.7 kW. You can add a fixed electric heater that is at least 1.5 kW to 'top up' your heating.

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 1.5 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 3.3 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 90% of the required heating capacity.

Rental property details

About your home

Your home's age and location

When was your home built: **Before 1978**
Region: **Nelson**
Council rates paid to: **Nelson City Council**
Zone: **3**
Assumed external temperature: **-3°C**

About your living room

Main living room

Main living room area: **26m²**
Number of staircases: **0**
Additional level 1 area: **0m²**
Additional level 2 area: **0m²**

Level 1

Wall 1

Type of wall: **external**
Length: **7.30m**
Height: **2.50m**
Area: **18.25m²**
Calculated area: **18.25m²**
R-Value: **0.5**
Default R-Value **0.5**
Wall Transmission Heat Loss: **1.35kW**
Number of windows: **3**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **single**
Length: **2.40m**
Height: **1.60m**
Area: **3.84m²**
Calculated area: **3.84m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 1: Window 2

Glazing type: **single**
Length: **0.80m**
Height: **1.30m**
Area: **1.04m²**
Calculated area: **1.04m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 1: Window 3

Glazing type: **single**
Length: **0.80m**
Height: **1.30m**
Area: **1.04m²**
Calculated area: **1.04m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 2

Type of wall: **external**
Length: **7.30m**
Height: **2.50m**
Area: **18.25m²**
Calculated area: **18.25m²**
R-Value: **0.5**
Default R-Value **0.5**
Wall Transmission Heat Loss: **1.06kW**
Number of windows: **0**
Number of door glazing: **1**

Wall 2: Door 1 glazing

Glazing type: **single**
Length: **1.50m**
Height: **2.00m**
Area: **3m²**
Calculated area: **3m²**
R-Value **0.15**
Default R-Value **0.15**

Wall 3

Type of wall: **internal**
Length: **3.60m**
Height: **2.50m**
Area: **9.00m²**
Calculated area: **9.00m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.24kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **external**
Length: **3.60m**
Height: **2.50m**
Area: **9.00m²**
Calculated area: **9.00m²**
R-Value: **0.5**
Default R-Value **0.5**
Wall Transmission Heat Loss: **0.94kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 4: Window 1

Glazing type: **single**
Length: **3.00m**
Height: **1.90m**
Area: **5.70m²**
Calculated area: **5.70m²**
R-Value: **0.15**
Default R-Value **0.15**

Floor:

Floor Area: **26.28m²**
Space below floor: **external**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **26.28m²**
Standards R-Value **1.5**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**

Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
External percentage: **100%**
External R-Value **1.5**
External R-Value default **1.3**
Total area: **26.28m²**
Internal area: **0.00m²**
External area: **26.28m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.37kW**
Standards Transmission Heat Loss: **0.37kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.37kW**

Ceiling:

Floor Area: **26.28m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **26.28m²**
Standards R-Value 3.5
Standards R-Value default **2.4**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: 0
Non-standards R-Value default: **0.35**
Internal percentage: **0%**
Internal R-Value: 0
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: 3.5
External R-Value default: **2.4**

Flat area: **26.28m²**
Irregular area: **0.00m²**
Total area: **26.28m²**
Internal area: **0.00m²**
External area: **26.28m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.16kW**
Standards Transmission Heat Loss: **0.16kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.16kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **65.7m³**
Transmission Heat Loss: **4.11kW**
Ventilation Heat Loss: **0.47kW**
Additional heating-up power: **1.05kW**

Result

Transmission Heat Loss: **4.11kW**
Ventilation Heat Loss: **0.47kW**
Additional heating-up power: **1.05kW**
Heat load of the heated space: **5.7kW**
Heat load of the heated space (w/o heating-up power): **4.57kW**

MAINTENANCE Masters
DO IT ONCE . DO IT RIGHT

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

PROPERTY ADDRESS: 2 Templemore Drive, Richmond, Nelson.

*This is to certify that **MAINTENANCE MASTERS LIMITED** has inspected the above address for the requirements of the Residential Tenancy Act 1986 and the Residential Tenancies (Healthy Home Standards) Regulation 2019.*

HEATING

RESULT HEATING: Pass

FIXED HEATING DEVICE IN LIVING AREA: YES

ELECTRIC HEATER WITHIN 1.5-2.4KW: YES

CURRENT HEATING TYPE: Fujitsu ABT24LBAJ

CAPACITY (KW): 8.3

DOES HEATER HAVE A THERMOSTATE? YES

CALCULATED HEATED CAPACITY REQUIRED (KW): 5.7

COMMENTS:

INSULATION

HEALTHY HOMES INSULATION: Pass

CEILING INSULATION TYPE: Pink Batts	**MM:** 140	**RV:** 3.5	**CONDITION:** Good
UNDERFLOOR INSULATION TYPE: Polyester	**MM:**	**RV:** 1.5	**CONDITION:** Good

MEETS CURRENT LEGISLATION (RESIDENTIAL TENANCIES AMMENDMENT ACT 2016): YES

RTA 2016: 1.9 Ceiling & 0.9 Underfloor. RTHHS 2019: 3.3 (120mm) Ceiling & 1.3 Underfloor.

COMMENTS:

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

SMOKE ALARMS

RESULT SMOKE ALARMS: Pass

Must be within 3 metres of each bedroom door, or every room where a person sleeps, and on every level of multi level homes.

LOCATION: Lounge	**EXPIRY DATE:** 12/25	**LOCATION:**	**EXPIRY DATE:**
LOCATION: Hall	**EXPIRY DATE:** 09/26	**LOCATION:**	**EXPIRY DATE:**
LOCATION:	**EXPIRY DATE:**	**LOCATION:**	**EXPIRY DATE:**
LOCATION:	**EXPIRY DATE:**	**LOCATION:**	**EXPIRY DATE:**

Comments:

MOISTURE & DRAINAGE

RESULT MOISTURE INGRESS & DRAINAGE: Pass

IS THERE EFFICIENT DRAINAGE (for storm water, surface and ground water)? YES

ARE THERE EFFICIENT GUTTERS, DOWNPIPERS & DRAINS IN PLACE? YES

IS THERE AN EXISTING GROUND MOISTURE BARRIER? YES **IS ONE REQUIRED?** NA

Ground moisture barrier required if there is an enclosed subfloor space (more than 50% of the perimeter is obstructed).

EXEMPTION/COMMENTS:

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

DRAUGHT STOPPING

RESULT DRAFT STOPPING: Fail

ANY NOTICEABLE GAPS OR HOLES IN WALLS/WINDOWS/FLOORS/DOORS? YES

Gaps greater than 3mm that lets in draught from outside should be fixed, unless part of building operation.

DOES PROPERTY HAVE AN OPEN FIRE PLACE? NO

IF YES, IS IT USABLE? NA **IF NO, IS CHIMNEY BLOCKED OFF?** NA

If the tenant agrees in writing that they intend to use the fire place it does not need to blocked off.

COMMENTS: Lounge french doors need fixing. Loevre window.

VENTILATION

RESULT VENTILATION: Fail

DO ALL HABITABLE SPACES HAVE WINDOWS OR DOORS? YES

Opening doors/windows must take up at least 5% of the floor area.

DOES THE BATHROOM DUCTING/EXHAUST MEET THE REQUIRED STANDARD? NO

DOES THE KITCHEN DUCTING/EXHAUST MEET THE REQUIRED STANDARD? NO

Existing extractors that vent outside the house, and were fitted prior to July 2019, do not need to be upgraded.

Kitchen extractor does not need to be a range hood.

COMMENTS:

CERTIFICATE OF INSPECTION

MAINTENANCE MASTERS LIMITED
PO Box 31, Rai Valley 7071
C : 021450968
E : hayden@mmasters.co.nz

ASBESTOS

IS ASBESTOS LIKELY TO BE PRESENT AT THE PROPERTY? None seen.

LOCATION:

COMMENTS:

Comments:

Name: Craig Bird

Authorised Signature:

Qualified Builder
Date:23/06/2020

Tenancy Services

Heating Report

Report Details

This report was generated by
Hayden

Address of rental property
2 Templemore Drive
Nelson

Name of landlord
Summit

Report was generated on
23 June 2020 11:23pm

How to provide this heating requirement

You need 5.7kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of -3°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heaters. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments, a smaller fixed electric heater will be enough. For more information about different heating options visit the Energy Efficiency and Conservation Authority's website. (https://www.energywise.govt.nz/at-home/heating-and-cooling/)

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 1.5 kW or less.

For example, if you have a heat pump with a heating capacity of 3.3 kW, but you need a total heating capacity of 4.5 kW, you can add a fixed 1.5 kW electric heater with a thermostat to meet the standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 90% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer. (https://www.tenancy.govt.nz/about-tenancy-services/disclaimer/#id_30551108-heating-assessment-tool-disclaimer)

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 5 kW. You have a heat pump, installed in 2018, with a heating capacity of 3.7 kW. You can add a fixed electric heater that is at least 1.5 kW to 'top up' your heating.

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 1.5 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 3.3 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 90% of the required heating capacity.

Rental property details

About your home

Your home's age and location

When was your home built: **Before 1978**
Region: **Nelson**
Council rates paid to: **Nelson City Council**
Zone: **3**
Assumed external temperature: **-3°C**

About your living room

Main living room

Main living room area: **26m²**
Number of staircases: **0**
Additional level 1 area: **0m²**
Additional level 2 area: **0m²**

Level 1

Wall 1

Type of wall: **external**
Length: **7.30m**
Height: **2.50m**
Area: **18.25m²**
Calculated area: **18.25m²**
R-Value: **0.5**
Default R-Value **0.5**
Wall Transmission Heat Loss: **1.35kW**
Number of windows: **3**
Number of door glazing: **0**

Wall 1: Window 1

Glazing type: **single**
Length: **2.40m**
Height: **1.60m**
Area: **3.84m²**
Calculated area: **3.84m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 1: Window 2

Glazing type: **single**
Length: **0.80m**
Height: **1.30m**
Area: **1.04m²**
Calculated area: **1.04m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 1: Window 3

Glazing type: **single**
Length: **0.80m**
Height: **1.30m**
Area: **1.04m²**
Calculated area: **1.04m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 2

Type of wall: **external**
Length: **7.30m**
Height: **2.50m**
Area: **18.25m²**
Calculated area: **18.25m²**
R-Value: **0.5**
Default R-Value **0.5**
Wall Transmission Heat Loss: **1.06kW**
Number of windows: **0**
Number of door glazing: **1**

Wall 2: Door 1 glazing

Glazing type: **single**
Length: **1.50m**
Height: **2.00m**
Area: **3m²**
Calculated area: **3m²**
R-Value **0.15**
Default R-Value **0.15**

Wall 3

Type of wall: **internal**
Length: **3.60m**
Height: **2.50m**
Area: **9.00m²**
Calculated area: **9.00m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.24kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 4

Type of wall: **external**
Length: **3.60m**
Height: **2.50m**
Area: **9.00m²**
Calculated area: **9.00m²**
R-Value: **0.5**
Default R-Value **0.5**
Wall Transmission Heat Loss: **0.94kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 4: Window 1

Glazing type: **single**
Length: **3.00m**
Height: **1.90m**
Area: **5.70m²**
Calculated area: **5.70m²**
R-Value: **0.15**
Default R-Value **0.15**

Floor:

Floor Area: **26.28m²**
Space below floor: **external**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **26.28m²**
Standards R-Value **1.5**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.5**

Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
External percentage: **100%**
External R-Value **1.5**
External R-Value default **1.3**
Total area: **26.28m²**
Internal area: **0.00m²**
External area: **26.28m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.37kW**
Standards Transmission Heat Loss: **0.37kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.37kW**

Ceiling:

Floor Area: **26.28m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **26.28m²**
Standards R-Value 3.5
Standards R-Value default **2.4**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value: 0
Non-standards R-Value default: **0.35**
Internal percentage: **0%**
Internal R-Value: 0
Internal R-Value default: **0.5**
External percentage: **100%**
External R-Value: 3.5
External R-Value default: **2.4**

Flat area: **26.28m²**
Irregular area: **0.00m²**
Total area: **26.28m²**
Internal area: **0.00m²**
External area: **26.28m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.16kW**
Standards Transmission Heat Loss: **0.16kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.16kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **65.7m³**
Transmission Heat Loss: **4.11kW**
Ventilation Heat Loss: **0.47kW**
Additional heating-up power: **1.05kW**

Result

Transmission Heat Loss: **4.11kW**
Ventilation Heat Loss: **0.47kW**
Additional heating-up power: **1.05kW**
Heat load of the heated space: **5.7kW**
Heat load of the heated space (w/o heating-up power): **4.57kW**